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2 Bed Flat - Penthouse

10 Abbeydale Court  
Duffield Village  
Derby  
DE56 4AT

£1,950 Per Calendar Month

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Fletcher  
& Company

# 10 Abbeydale Court Derby DE56 4AT



- Stunning Penthouse Apartment • Prime Central Position In Duffield Village • Gas Central Heating and Double Glazing • Spacious Lounge/Dining Room • Feature Sun Balcony • Fitted Kitchen with Appliances • Two Double Bedroom with Wardrobes • Fitted En-suite, Fitted Bathroom • ONE Allocated Car Parking Space • Fully Furnished

STUNNING PENTHOUSE APARTMENT - Beautiful south facing top-floor two double bedroom apartment occupying a prime position within the centre of Duffield Village, a short stroll to shops, doctors, public houses/restaurants and regular bus service

The property is constructed of modern brick to an attractive design and specification and is relieved by matching UPVC double glazed windows including sash windows, lintels and sills.

An internal inspection will reveal well maintained gas central heating and double glazing living accommodation and in brief comprises, secure communal entrance hall with stairs to apartment, spacious entrance hall to the apartment with useful storage cupboards, lovely light and spacious lounge/dining room, sun balcony, fitted kitchen with built-in appliances, master double bedrooms with fitted wardrobes and fitted en-suite, second double bedroom with fitted wardrobes and fitted bathroom with shower.

Outside, there are well-kept communal gardens/grounds, ONE allocated car parking space and visitors car parking spaces.

Fully Furnished \* Council Tax Band D \* EPC Rating B \*Holding Deposit £450.00 \*Available from Mid May 2024





### The Location

The village of Duffield provides an excellent range of amenities including a varied selection of shops, banks, post office, library, veterinary surgery, historic St Alkmund's Church and a selection of good restaurants, medical facilities and schools including The Meadows, William Gilbert Primary Schools and the noted Ecclesbourne Secondary School. There is a regular train service into Derby City centre, which lies some 5 miles to the south of the village. Local recreational facilities within the village include squash, tennis, cricket, football, rugby and the noted Chevin Golf course.

A further point to note is that the Derwent Valley, in which the village of Duffield nestles, is one of the few world heritage sites and is surrounded by beautiful countryside.

### The Accommodation

#### Secure Communal Entrance

With intercom and stairs leading to apartments.

#### Vestibule

5'9" x 3'1" (1.75m x 0.94m)

Entrance door with chrome fittings and high ceiling.

#### Spacious Hallway

14'11" x 6'4" x 3'8" (4.55m x 1.93m x 1.12m)

High ceiling, access to roof space, spotlights to ceiling, smoke alarm, radiator and telephone intercom system.

#### Built-in Storage Cupboard One

Panelled door with chrome fittings.

#### Built-in Storage Cupboard Two

Panelled door with chrome fittings.

### Open Lounge/Dining Room

36'8" x 18'1" (11.18m x 5.51m)

Three radiators with attractive covers, spotlights to high ceiling, useful storage into eaves, double glazed Velux window, double glazed dormer window and UPVC double glazed French doors opening out onto the sun balcony.

#### Sun Balcony

Decked flooring, wrought iron railings and enjoys a warm south-facing aspect.

#### Kitchen

13'2" x 11'4" (4.01m x 3.45m)

Stainless steel sink unit with mixer tap, base units with drawer/cupboard fronts and work surfaces, tiled splash-backs, built-in four ring gas hob with extractor hood over and electric fan assisted oven, concealed combination boiler, integrated washer/dryer, dishwasher, fridge and freezer, high ceiling with spotlights, double glazed Velux window with fitted blind, concealed worktop lights and internal double opening doors.

#### Spacious Master Bedroom

20'0" into recess x 17'0" x 14'0" (6.10m into recess x 5.18m x 4.27m)

Fitted with a range of wardrobes, high ceiling with spotlights, radiator, two double glazed sash-style windows and internal panelled door with chrome fittings.

#### Additional Walk-In Store

Internal panelled door with chrome fittings.

#### En-Suite

9'8" x 5'9" (2.95m x 1.75m)

Double shower cubicle with chrome fittings, twin wash basins with cupboard beneath, low level w.c., tiled splash-backs, high ceiling with spotlights, extractor fan, shaver point, heated towel rail, double glazed Velux window with fitted blind and internal panelled door with chrome fittings.

### Double Bedroom Two

15'3" into wardrobes x 13'10" (4.65m into wardrobes x 4.22m)

Fitted wardrobes, radiator, high ceiling with spotlights, two double glazed sash-style windows, radiator and internal panelled door with chrome fittings.

#### Bathroom

9'9" x 6'2" (2.97m x 1.88m)

Bath with chrome mixer tap/shower attachment and shower screen door, wash basin with cupboard beneath, low level w.c., attractive tiled splash-backs, tile-effect flooring, high ceiling with spotlights, extractor fan, shaver point, heated towel rail and internal panelled door with chrome fittings.

### Outside

#### Communal Grounds & Gardens

The development has well-kept communal grounds and gardens comprising lawn, shaped borders with a variety plants, shrubs and specimen trees. Communal bin store.

#### Allocated Car Parking

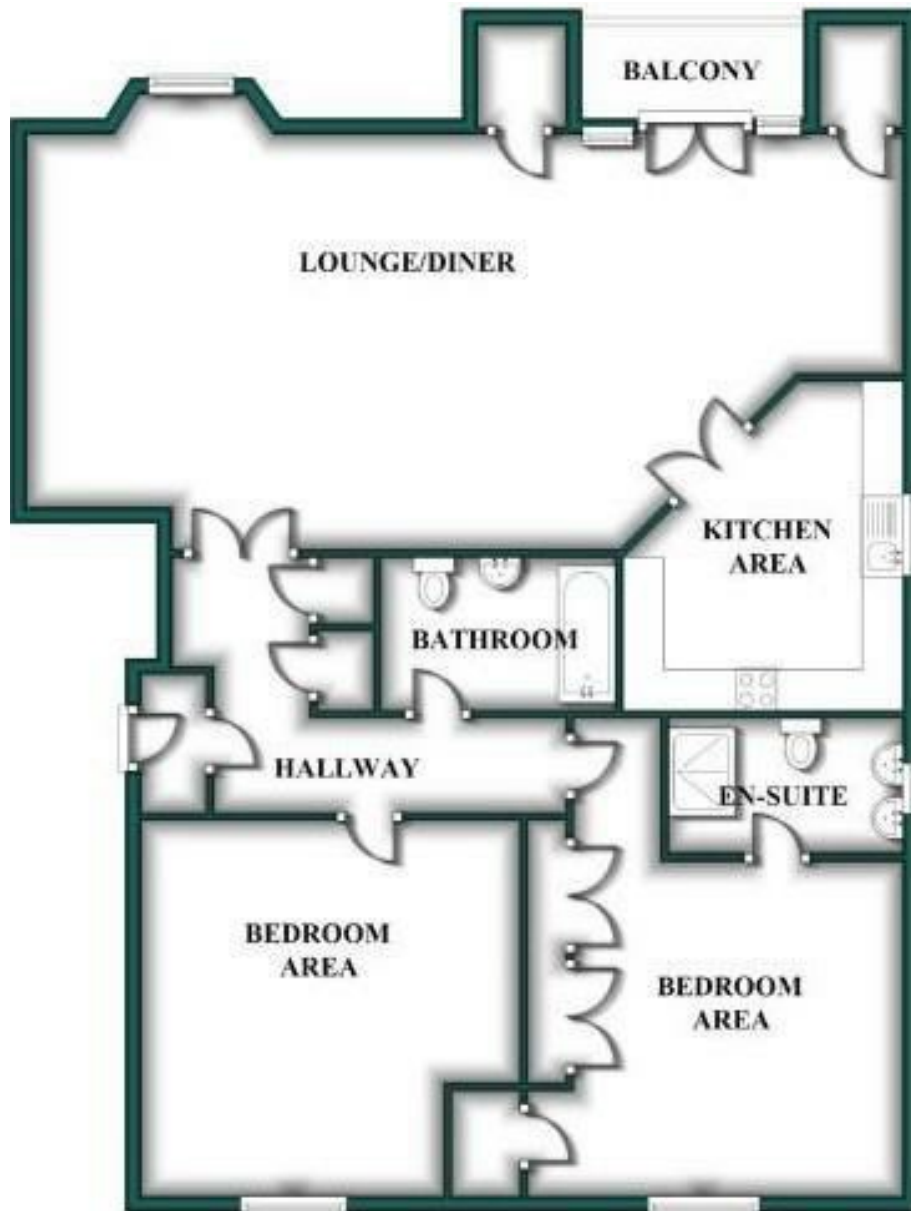
Allocated car parking space with this apartment.

#### Visitors Car Parking

Visitors car parking spaces available.

#### Directions

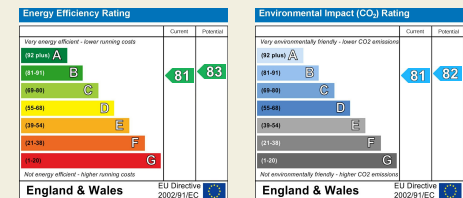
From our Duffield office, proceed along Town Street turning right onto Wirksworth Road and immediate left onto Abbeydale Court.



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